



COALECROFT ROAD, SW15
£4,250 PER MONTH UNFURNISHED

Winkworth



COALECROFT ROAD, SW15

An attractive and beautifully presented three-bedroom house offering approximately 1,259 sq ft of well-proportioned accommodation, with excellent living and entertaining space and a private rear garden, situated on a sought-after residential road in West Putney.

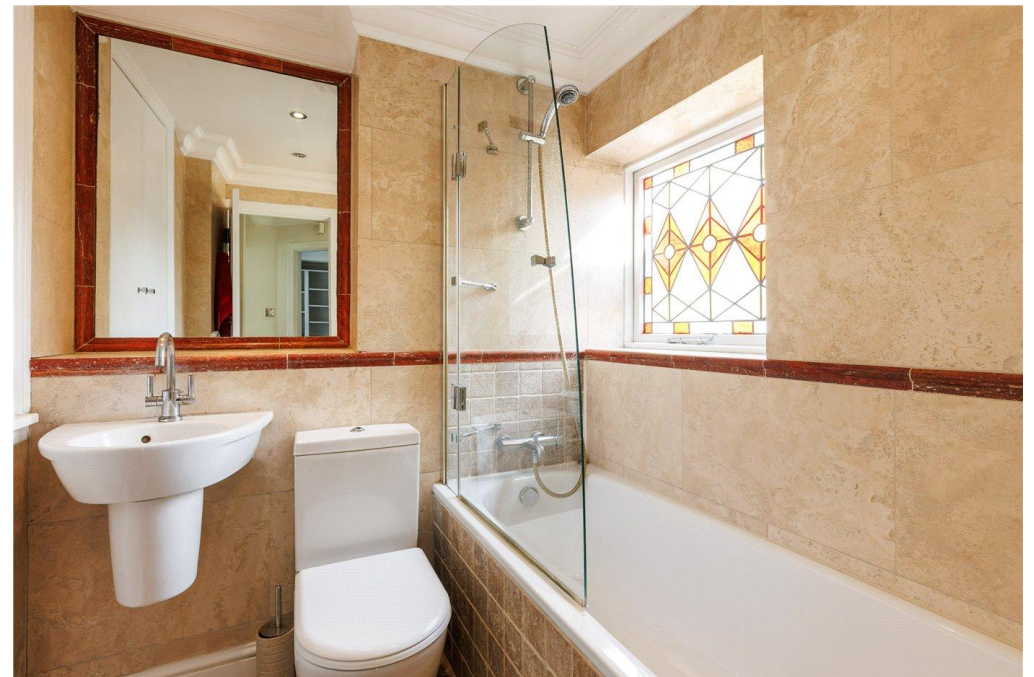
The ground floor is particularly impressive, comprising a generous reception room with wood flooring and excellent natural light, together with a superb kitchen/dining room which forms the heart of the house. The kitchen offers extensive fitted cabinetry, ample worktop space and a central island, with roof glazing creating a bright and open feel. There is plenty of room for a substantial dining table and doors open directly onto the rear garden, making the space ideal for both everyday family living and entertaining. A guest WC completes the ground-floor accommodation.

On the first floor are three bedrooms, including a principal bedroom with fitted storage, together with an en suite shower room and a separate family bathroom. The accommodation is well balanced throughout, with good bedroom proportions and useful storage.

Externally, the house benefits from an attractive paved rear garden, providing a low-maintenance and private space for outdoor dining and entertaining. There is also a paved front garden setting the house back from the road.

Coalecroft Road is ideally positioned for the shops, cafés and restaurants of Putney, with Putney High Street and Putney mainline station within easy reach, together with convenient access to the Underground. Barnes Common, Putney Heath and the open spaces surrounding the River Thames are also readily accessible. Coalecroft Road is around half a mile from Putney station.





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Approximate Gross Internal Area 117 sq.m / 1259 sq. ft



Floor Plan produced for WINKWORTH by Mays Property Marketing © . Tel 020 3397 4594
 Illustration for identification purposes only. Not to scale.
 Orientation, measurements, and other details are approximate and for guidance only,
 purchasers should verify details independently.
 Where a room has a sloping ceiling the dotted line marks 1.50M height,
 and all measurements shown are at floor level.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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